

Overview of the Community Preservation Act (CPA) and the Role of the Community Preservation Committee (CPC)

The CPA allows communities to create a local Community Preservation Fund for open space protection, historic preservation, affordable housing and outdoor recreation. Funding comes from local surcharges and state matching funds (amounts vary year to year). Matching funds are collected through surcharges at the Registry of Deeds on transactions in all municipalities. Towns that adopt CPA bring these fees back to their town.

In 2008 Hanson voted to accept the Community Preservation Act at a 1.5% property surcharge rate. This 1.5% rate is levied against the tax amount on a property. The first \$100,000 of taxable value is automatically exempt. In 2023 the average Hanson taxpayer will pay \$75.19 in CPA surcharge. There are other exemptions based on income levels.

The available CPA funds as of October 10, 2023:

\$65,600.78 Open Space

\$270,923.54 Historic

\$373,823.00 Community Housing

\$1,079,314.12 Undesignated

While most funds are Undesignated, there is a 10% minimum requirement for funds to be allocated to the other areas. The Undesignated fund can be used for any permissible CPA category. Any monies not used for the project are returned to the appropriate funding category at the conclusion of the project by vote of the CPC.

The Community Preservation Committee researches the Town's needs, consults with committees that are knowledgeable in the areas covered by statute and gathers information from the public. The CPC maintains a Community Preservation Plan and reviews it regularly to ensure that town priorities are being reviewed and discussed.

The CPC is made up of four citizen-at-large seats appointed by the Board of Selectmen, and one seat from each of the following boards (appointed by the respective boards): Housing Authority, Conservation Commission, Planning Board, Historical Commission, and Parks and Fields. There is one at-large vacancy at this time.

The CPC is eager to help applicants with the application process. The CPC does not have the final say on which projects to fund (that is a function of Town Meeting), but the CPC must make a recommendation prior to Town Meeting for any projects using CPA funds. We encourage interested parties to review our website, <https://www.hanson-ma.gov/community-preservation-committee> or contact the CPC at HansonCPC@hanson-ma.gov.

Projects in Progress		
Historical	Approval	Description
Thomas Mill Project/Conservation Restriction	October 2009	\$74,000 was appropriated to purchase Thomas Mill and the adjacent property. This property is an historic replica of the original mill that sat on this site. The Mill is available for rent by the general public. This project remains open because the Conservation Commission needs to finalize legal details of a conservation restriction with Wildlands Trust. We are hopeful this will be remedied in 2023. There is \$9,546.25 remaining for this project.
Bonney House Exterior	October 2013	\$18,500 was approved for use by the Hanson Historical Society and Hanson Historic Commission to fund the purchase of materials to replace clapboards, windows and doors on the town-owned Bonney House located on High Street in the front of the former Plymouth County Hospital property. There is \$10,766.77 remaining for this project.
Historic Markers	July 2020	The Town approved an article for \$7,000.00 toward the purchase and installation of historic markers throughout the community to coincide with the Town's 200 th anniversary celebration. After COVID-19-related delays, the project is moving forward.
Historic Map Restoration	May 2023	\$8,564 was approved at Town meeting for the restoration of scrolls of an 1857 linen map depicting the towns that constitute Plymouth County. The map was a gift to the Town of Hanson.

Projects in Progress (cont'd)		
Recreation	Approval	Description
Camp Kiwanee North End Cabins	May 2015	\$100,000 was originally approved to repair the Camp Kiwanee north cabins.** The cabins have been in a state of disrepair, preventing the full utilization and enjoyment of the property by Hanson residents and the renting public. Restoration of these cabins was anticipated to improve the overall aesthetic appeal of the entire camp. In addition, it would increase the number of sites that can be rented and allow Camp Kiwanee to explore additional revenue opportunities. The project was planned to include stripping and re-roofing of all cabins along with new entry doors, steps, window screens and tarp replacement. There is \$26,637.13 remaining for the cabins project. <i>**The scope of the project was scaled back by \$50,000 in 2018 based on a Recreation Commission adjustment of priorities. Funds were returned and re-appropriated at town meeting for a docks renovation project (see Completed section).</i>
Plymouth Co. Hospital Park Perimeter Trail	Oct 2020	\$30,410 was approved to support the construction of a perimeter trail on the Plymouth County Hospital property. CPA Funding for the trail is dependent upon a matching MassTrails Program Grant to Hanson. As of this writing, the trail is mostly complete.
Hanson Middle School Soccer/ Football Fields	May 2023	The Town voted to use \$215,000 of combination of CPC Open Space/Recreation funds (\$20,852) and Undesignated funds (\$194,148) for the construction of a new soccer field and football field at the Hanson Middle School. The project, initiated by the Hanson Parks & Fields Commission, will create new playing fields for use by HMS students, Hanson Youth Soccer and Football programs and the public. The fields are expected to be completed Fall 2023.

Projects in Progress (cont'd)		
Open Space	Approval	Description
Final Plymouth County Hospital Re-Use Engineering Plan	Oct 2018	\$30,000 was approved for the Final Plymouth County Hospital Reuse Committee (FPCHRC) to prepare engineering plans and related construction documents for bidding. It has been reported to the CPC in 2023 that the engineering plan is very near completion.
Sleeper Preserve Conservation Restriction	May 2023	Town meeting voted to transfer from its Open Space reserve funds \$3,653.22 to place a conservation restriction on the Sleeper property at 0 Maquan Street. The property had previously been acquired by the Town using CPA funds and a state grant. The Community Preservation Act requires that property acquired with its funding is required to have a conservation restriction placed upon it. The conservation restriction is currently pending completion.
Cranberry Cove Landscaping	May 2023	The Town voted to transfer \$35,000 from Open Space community preservation reserve funds in order to restore some of the landscaping at Camp Kiwanee's Cranberry Cove and for renovations to the Bath House. This project was part of an ongoing effort to restore and rejuvenate Cranberry Cove.

Completed Projects		
Historical	Approval	Description
Restoration of Town Records	October 2009	\$3,299 was used for the restoration and preservation of Town of Hanson historical books and records in the care and custody of the Town Clerk spanning the years 1858 to 1954.
Restoration of Assessors Maps	October 2010	\$4,752 was used by Hanson's Town Assessor for the restoration and preservation of Assessor's maps on linens, an 1856 Town of Hanson map and historic books and records.
Two-Holer & Hearse Roofs	October 2010	\$2,800 was used by the Hanson Historical Society to repair and replace the roofs of "Two-Holer" and the "Hearse House" located at 565 Main St.
Bonney House Roof	October 2010	\$16,700 was used by the Hanson Historical Commission & Hanson Historical Society to repair and replace the roof of the historic property located on High Street. This roof was in a rapid state of deterioration.
Bonney House Rafters, Clapboards and Chimney	May 2011	\$11,500 was used for the repair and replacement of some of the Bonney House rafters, the repair or replacement of some clapboards and the repointing/sealing of the chimney.
Digital Scanner	October 2012	\$1,833.30 was used to build a book scanner for use by all town departments and committees to keep electronic records of historic books and records.
Bonney House Rehab	May 2015	\$25,000 was approved for the Hanson Historical Society and Historical Commission to repair the rafters and the floors of the Bonney House.
Schoolhouse #4 Painting	May 2017	\$6,270 was used by the Hanson Historical Society and Hanson Historic Commission to repaint Schoolhouse #4, a single-story wood frame structure built in 1845. This is the town's oldest surviving schoolhouse and it is on the National Register of Historic Places.

Completed Projects (cont'd)		
Open Space	Approval	Description
Poor Meadow Brook Purchase	October 2010	\$12,372.50 was used to acquire the Poor Meadow Brook property, consisting of 11.2+ acres of open land that is adjacent to the town's Crystal Spring water resources as well as several other pieces of town-owned property.
Acquisition of Stone Property	October 2013	\$42,367 was used by the Open Space and Recreation Committee to acquire 115 acres (the Harris Stone property) off W. Washington Street. This property abuts town-owned land adjacent to Crystal Springs and is surrounded by wetlands. The town was awarded a Massachusetts LAND Grant for the remaining \$82,880 needed to purchase this piece of property.
Poor Meadow Brook Access	May 2017	\$8,000 was approved for the Conservation Commission to improve access and passive recreational opportunities at the town-owned Poor Meadow Brook Conservation area. Slated improvements included the parking area, site signage, providing for ADA access, and increasing the accessibility of the paths. Upon the project's completion in 2020, a \$60 surplus was returned to the originating fund.
Sleeper Preserve Purchase	Oct 2019	\$98,000 was approved to assist the Town with the purchase of the 13-acre Sleeper property (0 Maquan Street) for the purpose of permanently preserving the property as open space.
Little Cedar Swamp	Oct 2021	\$65,000 was approved to assist in the purchase by the Town of property known as Little Cedar Swamp. Initiated by the Conservation Commission, the purchase increases public ownership and control of the Swamp, reducing its fragmentation and potential conflicts with private owners.

Completed Projects (cont'd)		
Recreation	Approval	Description
Camp Kiwanee Firehouse	October 2010	\$4,680 was used by the Hanson Recreation Commission to conduct an engineering feasibility study on the historic Camp Kiwanee firehouse for the purposes of obtaining in depth specifications needed to preserve, restore, and rehabilitate the firehouse.
WHRHS Outdoor Recreation Area	May 2013	\$50,000 was used by WHRSD to construct a recreation area that is open to the general public and includes beach volleyball, basketball courts, street hockey, a fitness trail and other park amenities.
Cranberry Cove Docks	May 2018	\$79,951 was used by the Recreation Commission to replace the docks at Cranberry Cove.
Botieri Field/Town Forest	Oct 2013	\$90,000 was approved for the Hanson Little League and the Town Forest Committee to refurbish several of the town-owned baseball fields at the Botieri complex to bring them up to National Little League standards, to clean-up and fix the parking lot adjacent to Botieri /Town Forest and to survey the Town Forest located next to Botieri. Its completion has provided easy access to the Town Forest and the Botieri complex. Hanson Little League raised over \$250,000 in private funds to maintain and upgrade the Botieri complex and have made a commitment to continue to fund the ongoing maintenance of these fields. In 2023, the CPC voted to return \$14,712.41 of unused portion of the project to the Open Space reserve account.
Botieri Field Fence	May 2022	\$28,500 was approved to enable the replacement of the fence at the Botieri Field Complex, which separates the little league area from the Hanson Highway Department. The fence was completed in late 2022.

Completed Projects (cont'd)

Housing	Approval	Description
Housing Production Plan	May 2017	\$25,000 was approved for the Hanson Housing Authority to develop a plan to address the town's need for affordable housing. The completed plan will influence and inform how, when and where affordable housing is built in town. The adopted HPP was the result of a needs and demand assessment, an identification of housing stock, a solicitation of public input, the establishment of housing goals and the support of the Planning Board and the Board of Selectmen.
Other	Approval	Description
Community Preservation Plan	May 2016	\$15,000 was approved from the CPC Undesignated Fund to hire a consultant to prepare a Community Preservation Plan. The consultant met with all relevant boards and committees, in addition to the citizens of Hanson, to determine the areas of need that might benefit from Community Preservation Act Funds. After gathering the requisite feedback and documentation needed, the information was used by the consultant to form a Community Preservation Plan, which will serve as a roadmap for Community Preservation Act funding in the future.